

Request for Qualifications (CM at Risk Contract)

State of Ohio Standard Forms and Documents

Administration of Project: Local Agency

Project Name	Muskingum River Lock and Dam Phased Improvements FY 27/28	Response Deadline	8/14/2026	4:00pm	local time
Project Location	Muskingum River Parkway	Project Number	DNR-270133		
City / County	Various / Various	Project Manager	Tim Campbell		
Owner	Ohio Department of Natural Resources	Contracting Authority	Local Agency		
Delivery Method	CM at Risk	Prevailing Wages	State		
Publish Date	7/14/2026				
No. of paper copies requested (stapled, not bound)	0		No. of electronic copies requested (PDF)	1	

Submit the requested number of *Statements of Qualifications* (Form F110-330) directly to engineering@dnr.ohio.gov. See Section J of this RFQ for additional submittal instructions.

Submit all questions regarding this RFQ in writing to engineering@dnr.ohio.gov with the project number included in the subject line (no phone calls please). Questions will be answered and posted to Opportunities page on the OFCC website at <https://ofcc.ohio.gov> on a regular basis until one week before the response deadline. The name of the party submitting a question will not be included on the Q&A document.

Project Overview

A. Project Description

Construction Manager at Risk services are being requested for the management and construction of Interim Risk Reduction Measures (IRRM)s to improve the various lock and dam structures that make up the Muskingum River Parkway.

A series of eleven low-head dams with accompanying locks were constructed by the State of Ohio between 1836 and 1841 as part of the Muskingum River Improvement System. The original purpose of the system was to assist commercial freight to navigate the river. The U.S. Army Corps of Engineers (USACE) assumed responsibility for the eleven locks and dams in 1887 and performed a significant reconstruction of the system in the 1890s. The USACE maintained the structures until the 1950s when responsibility for the system was returned to the State of Ohio. Muskingum River Lock and Dam No. 1 at Marietta was removed by the USACE in the late 1960s in response to the construction of the USACE-owned Belleville Lock and Dam on the Ohio River.

The Ohio Department of Natural Resources (ODNR) currently owns and operates a series of ten locks and dams as a state park, known as the Muskingum River Parkway. The locks are currently operated primarily for recreational boaters. The intended future use of the system is for recreational navigation along the river system while also preserving the historical significance of the locks and dams to the extent practical.

No.	STRUCTURE NAME	LOCK TYPE	DAM TYPE
2	Devola	Sandstone Masonry on Bedrock	Timber Crib on Bedrock
3	Lowell	Sandstone Masonry on Sand / Gravel / Timber	Timber Crib on Bedrock
4	Beverly	Sandstone Masonry on Sand / Gravel	Timber Crib on Sand / Gravel
5	Luke Chute	Concrete / Sandstone Masonry on Bedrock	Timber Crib on Bedrock
6	Stockport	Sandstone Masonry on Bedrock	Timber Crib on Bedrock
7	McConnelsville	Sandstone Masonry on Bedrock	Cellular Sheet Pile on Bedrock
8	Rokeby	Sandstone Masonry on Sand / Gravel / Timber	Timber Crib on Sand / Gravel
9	Philo	Concrete / Sandstone Masonry on Unknown	Timber Crib on Bedrock
10	Zanesville	Sandstone Masonry on Bedrock	Cellular Sheet Pile on Bedrock
11	Ellis	Concrete on Timber	Concrete on Timber / Bedrock

Initial project sites to be included in this project are Philo Dam No. 9, Rokeby Dam No. 8, Stockport Dam No. 6 and Luke Chute Dam No. 5.

Request for Qualifications (CM at Risk Contract) continued

The lock work may include the rehabilitation or replacement of miter gates, sandstone masonry / concrete, valves, trash gates, floors and associated site work. The dam work may include the rehabilitation or replacement of abutments, timber cribbing, erosion protection, and caps.

The selected CM's agreement may be extended and amended to add scope of work (if additional funding becomes available). As scope and associated costs are solidified, projects of similar types, scope and budget may be added or removed as ODNR initiatives and funding allow.

Professional design services are being procured by the Contracting Authority under separate contracts.

The Program of Requirements ("POR") will be developed as a part of this project by the Architect/Engineer ("A/E").

All aspects of the project and related issues will be implemented and operated consistently with the Contracting Authority and/or Owner's policies and procedures.

B. Scope of Services

The selected Construction Manager at Risk ("CM"), as a portion of its required Scope of Services and prior to submitting its proposal, will discuss and clarify with the Contracting Authority and/or Owner, the breakdown of the Agreement detailed cost components, to address the Owner's project requirements and refine the project schedule. Participate in the Encouraging Diversity, Growth & Equity (EDGE) Program as required by statute and the Agreement.

The selected CM shall provide Preconstruction and Construction Services to improve the various lock and dam structures that make up the Muskingum River Parkway. Additional improvements at the Muskingum River Parkway facilities may include boating access, day use and/or overnight facilities, accessibility, parking, and safety. Design recommendations and suggestions for improving project delivery and/or the final quality of the product may be included.

For the purposes of this selection process, the distance from site shall be determined by the distance from McConnelsville, Ohio.

As required by the Agreement, and as properly authorized, provide the following categories of services: provide constructability review comments on documents produced by the A/E during the Schematic Design, Design Development, and Construction Document stages; develop and maintain estimates of probable construction cost, value engineering, project schedules, and construction schedules; lead and manage the Subcontractor Prequalification and Bidding process, Construction and Closeout Stage.

Refer to the *Ohio Facilities Construction Manual* for additional information about the type and extent of services required for each. A copy of the standard Agreement can be obtained at the OFCC website at <https://ofcc.ohio.gov>.

The preconstruction and construction services are generally described below. Subcontracts including but not limited to Plumbing, Fire Protection, HVAC, Electrical and AV/Technology will be awarded by the CM to prequalified vendors using a competitive process. The parties will engage in an "open book" pricing method in which all subcontracted work shall be based upon competitive pricing that will be reviewed by the Contracting Authority and/or Owner, the A/E and the CM. The Contracting Authority and/or Owner shall have access to all books, records, documents and other data in the CM's possession related to itself, its subcontractors and material suppliers pertaining to bidding, pricing or performance of the Agreement.

Preconstruction Services: The CM will work cooperatively with the Contracting Authority and/or Owner, A/E, and Project Team, and will provide, among other services, schedule development, estimate development, Guaranteed Maximum Price ("GMP") proposal, subcontractor prequalification and bidding, constructability review, permits, budgeting, value engineering, and preconstruction planning throughout the preconstruction stages. When the drawings and specifications are at the stage of completion specified in the Agreement, such partially completed documents (the "Basis Documents") shall be provided to the CM, together with the A/E's detailed listing of any incomplete design elements and the A/E's statement of intended scope with respect to such incomplete elements (the "Design Intent Statement"). Contingent upon the Contracting Authority's approval of the GMP, the parties will enter into an amendment to the Agreement establishing the Contract Sum ("GMP Amendment"). If the proposed Contract Sum exceeds the Project Budget established for construction, then the Contracting Authority may terminate the agreement with the CM and seek proposals from other firms for completion of the Project.

Construction Services: The CM shall construct the Project pursuant to the construction documents and in accordance with the schedule requirements. The CM shall hold all subcontracts and shall be fully responsible for the means and methods of construction, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations including monitoring compliance with all EDGE, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Contracting Authority. All

Request for Qualifications (CM at Risk Contract) continued

subcontracts shall be on the subcontract form prescribed by OAC Section 153:1-03-02. The Contracting Authority reserves the right to approve the CM's selection of subcontractors and any supplemental terms to the form subcontract.

For purposes of completing the Relevant Project Experience Matrix in Section F of the *Statement of Qualifications* (Form F110-330), below is a list of relevant scope of work requirements for this RFQ:

1. Experience with the Construction Manager at Risk delivery method as the CM.
2. Experience with design and construction administration of large Ohio River Basin projects (dams, bridges, locks).
3. Experience with design and construction administration of historic lock projects and coordination with the Ohio Historical Preservation Office.
4. Experience with Ohio Dam Safety Laws and Rules and of regulatory and permitting requirements for dam and water resources related projects.
5. Experience with structural rehabilitation of historic masonry structures.
6. Experience with Ohio Capital Improvements process.
7. Experience with on-river construction, specifically control of water and floating work platforms.
8. Experience with and ability to respond to exigent projects.
9. Experience with communications and public information associated with large heavy civil projects.
10. Demonstrated ability to provide value to the Preconstruction Services stage.

C. Funding / Estimated Budget

Total Project Cost	<u>\$10,000,000.00</u>	State Funding	<u>\$10,000,000.00</u>
Construction Cost	<u>\$9,340,000.00</u>	Other Funding	<u>\$0.00</u>

D. Anticipated Schedule

CM Preconstruction Services Start	<u>11 / 26</u>
Construction Stage Notice to Proceed	<u>11 / 27</u>
Substantial Completion of all Work	<u>11 / 30</u>
CM Services Completed	<u>11 / 31</u>

E. EDGE Participation Goal

Percent of the CM's total compensation excluding CM's Contingency*	<u>5.0%</u>
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*Preconstruction Stage Compensation plus Contract Sum minus CM's Contingency

F. Evaluation Criteria for Selection

Selection Criteria: The CM will be selected using (i) qualifications-based process during the Request for Qualifications ("RFQ") stage to develop a short list and (ii) best value process during the Request for Proposal stage. The qualifications-based criteria for the RFQ is included in this announcement. The best value criteria used in evaluating proposals from short listed firms will include such factors that are determined to derive or offer the greatest value to the State and Owner, combining both qualifications and fee.

Short List: Each firm responding to this RFQ will be evaluated and selected based on its qualifications and the qualifications and experience of the particular individuals identified as the candidate's proposed team for the Project. After evaluating the responses to this RFQ, the Contracting Authority will select a short list of no fewer than three candidates that it considers to be the most qualified, except if the Contracting Authority determines that fewer than three firms are qualified, it will only select the qualified firms.

Request for Proposal: The short-listed firms shall be sent a Request for Proposal ("RFP") that will invite the firms to submit pricing proposals containing their proposed preconstruction stage compensation, construction stage personnel costs, itemized construction stage general conditions costs, construction stage contingency percentage, and construction stage fee percentage. The short-listed candidates will also receive (i) form of Agreement with the Contracting Authority containing the contract terms and conditions, (ii) set of the most recent design documents and (iii) proposed Project schedule.

Pre-Proposal Meeting: Prior to submitting a response to the RFP, the short-listed firms will be invited to meet individually with the Contracting Authority and/or Owner. The purpose of the pre-proposal meeting is to permit the short-listed firms an opportunity to ask the Contracting Authority and/or Owner questions in an individual setting to help the firms prepare their responses to the RFP. The Contracting Authority will notify each short-listed firm to schedule individual times for the pre-proposal meetings.

Interview: After submitting responses to the RFP, the short-listed firms will be interviewed by the Contracting Authority and Owner. The purpose of the interview will be to meet the proposed Project team, become familiar with key personnel, and understand the project approach and ability to meet the stated objectives for the Project. Please be prepared to discuss

Request for Qualifications (CM at Risk Contract) continued

with specificity the firm's capacity to conduct this work in compliance with the timetable, budget and EDGE expectations. The Contracting Authority will notify each short-listed firm to schedule individual times for the interviews.

Selection Schedule: Tentative schedule is subject to change.

Qualifications Due	8/14/2026
RFP issued to the Short-Listed Firms	9/1/2026
Interviews	10/9/2026
Selection of CM	10/15/2026

Cancellation and Rejection: The Contracting Authority reserves the right to reject all proposals and cancel at any time for any reason this solicitation, any portion of this solicitation or any phase of the Project. The Contracting Authority shall have no liability to any proposer arising out of such cancellation or rejection. The Contracting Authority reserves the right to waive minor variations in the selection process.

Interested CM firms are required to submit the *Commitment to Participate in the EDGE Business Assistance Program* form in its *Statement of Qualifications* (Form F110-330) submitted in response to the RFQ, to indicate its intent to contract with and use EDGE-certified Business(es), as a part of the CM's team. The *Intent to Contract and to Perform* and / or waiver request letter and *Demonstration of Good Faith Effort* form(s) with complete documentation must be attached to the CM's Proposal. Both forms can be accessed via the OFCC website at <https://ofcc.ohio.gov>. The *Intent to Contract and to Perform* form is again required at the Fee Proposal stage.

If the CM firm intends to receive points for exceeding the EDGE Participation Goal, it must provide BOTH a completed *Commitment to Participate* form AND a completed *Statement of Intent to Contract and to Perform* form signed by both parties with its *Statement of Qualifications*.

For all *Statements of Qualifications*, please identify the EDGE-certified Business(es), by name, which will participate in the delivery of the proposed professional services solicited in the RFQ.

Interested CM firms must indicate on their *Statement of Qualifications*, the locations where their services will be performed in the spaces provided or by attachment in accordance with the requirements of Executive Order 2019-12D related to providing services only within the United States and the requirements of Executive Order 2022-02D prohibiting purchases from or investment in any Russian institution or company. Failure to do so may cause their *Statement of Qualifications* to be rejected.

ODNR will not hold a pre-Statement of Qualifications meeting for this project. For the purpose of the Statement of Qualifications, firms only need to demonstrate their qualifications as it relates to the scope of work outlined in the RFQ. Short listed firms will have the opportunity to participate in an individual pre-proposal meeting with ODNR in order to develop a more detailed approach to the project.

G. Submittal Instructions

Firms are required to submit the current version of *Statement of Qualifications* (Form F110-330) available via the OFCC website at <https://ofcc.ohio.gov>.

Electronic submittals, if requested, should be combined into one PDF file named with the project number listed on the RFQ and your firm's name, followed by "SOQ". Use the "print" feature of Adobe Acrobat or similar software for creating a PDF rather than using a scanner. If possible, please reduce the file size of the PDF. In Acrobat, go to Advanced, then PDF Optimizer. Electronic submittals are limited to a maximum file size of 25 MB.

Paper copies of the *Statement of Qualifications*, if requested, should be stapled only. Do not use special bindings or coverings of any type. Cover letters and transmittals are not necessary.

CD/DVD copies of the *Statement of Qualifications*, if requested, should have the sleeve labeled with the project number and firm name, followed by "SOQ".

Facsimile copies of the *Statement of Qualifications* will not be accepted.

Unless otherwise noted or exempt, all documents submitted to the Contracting Authority in response to this RFQ and subsequent RFP are public and will be available for inspection at the conclusion of the selection process. The following information shall remain confidential and will not be released: (1) Proposal Form(s), except for cost category subtotals which will be transferred to the Best Value Rating Form; (2) Financial Capacity; and (3) Bonding/Insurance.

Request for Qualifications (CM at Risk Contract) continued

Proposers are requested to submit the following information in response to this RFQ within Section H of Form F110-330.

1. Summary: Provide a summary, on one page or less, describing why your firm/team is the most qualified for the Project.
2. Bonding/Insurance: Provide evidence of capacity to provide bonding in the amount of the construction budget (e.g. a letter from your Surety agent stating that one or more Sureties will issue Bonds in the amount of the construction budget if your team is selected) and a copy of the firm's certificate of insurance showing the firm's current limits of liability for commercial general liability, employer's liability, business automobile liability, and professional liability insurance.
3. Management Systems: Describe the scheduling and cost control systems the firm would propose to use for the Project
4. Self-Performed Work: Indicate whether the firm intends to self-perform any work on the Project through a competitive process and, if so, the nature of the work and capability to self-perform.
5. Estimating: Demonstrated track record of performance of in-house estimating on projects comparable to the Project.
6. Scheduling: Demonstrated track record of performance of managing projects to the original schedule.

Firms are requested to identify professional registrations, memberships and credentials including but not limited to: LEED GA, LEED AP, LEED AP+, CCCA, CCM, CCS, CDT, CPE, DBIA, and any other appropriate design and construction industry credentials. Identify that information on the resume page for individual in Block 22, Section E of the F110-330 form.

CM at Risk Selection Rating Form

State of Ohio Standard Forms and Documents

Project Name Muskingum River Lock and Dam Phased Improvements FY 27/28 Proposer Firm Proposer Firm
 Project Number DNR-270113 City, State, Zip City, State, Zip

Selection Criteria		Value	Score
1. Primary Firm Location and Workload (Maximum 10 points)			
a. Proximity of firm to project site	Less than 125 miles	5	
	125 miles to 200 miles	2	
	More than 200 miles	0	
b. Amount of contracts awarded by Contracting Authority in previous 24 months	Less than \$10,000,000	5	
	\$10,000,000 to \$20,000,000	2	
	More than \$20,000,000	0	
2. Primary Qualifications (Maximum 40 points)			
a. Project management lead	Experience / ability of project manager to manage scope / budget / schedule / quality	0 - 10	Max = 30
b. Project administration lead	Experience / ability to effectively administer project controls and processes	0 - 5	
c. Technical staff	Experience / ability of technical staff to develop accurate estimates and schedules	0 - 10	
d. Construction administration staff	Experience / ability of field representative to identify and solve issues during construction	0 - 15	
3. Key Consultant Qualifications (Maximum 10 points)			
a. Key consultants	Experience / ability of key consultants to perform effectively and collaboratively	0 - 5	
b. Proposed EDGE-certified Consultant participation*	One point for every 2 percent increase in Services compensation** over the EDGE participation goal	0 - 5	
4. Overall Team Qualifications (Maximum 10 points)			
a. Previous team collaboration	Less than 2 sample projects	1	Max = 3
	2 to 4 sample projects	2	
	More than 4 sample projects	3	
b. LEED*** Registered / Certified project experience	Registered LEED v4 or v4.1 projects	0	Max = 0
	Certified LEED v4 or v4.1 projects	0	
c. BIM project experience	Training and knowledge	1	Max = 3
	Direct project experience	3	
d. Team organization	Clarity of responsibility / communication demonstrated by table of organization	0 - 2	
5. Overall Team Experience (Maximum 30 points)			
a. Previous team performance	Past performance as indicated by evaluations and letters of reference	0 - 10	
b. Experience with similar projects / delivery methods	Less than 4 projects	0 - 3	
	4 to 8 projects	4 - 6	
	More than 8 projects	7 - 10	
c. Budget and schedule management	Performance in completing projects within original construction budget and schedule	0 - 5	
d. Knowledge of Ohio Capital Improvements process	Less than 4 projects	0 - 1	
	4 to 8 projects	2 - 3	
	More than 8 projects	4 - 5	
* Must be comprised of consulting firm(s) and NOT the lead firm - For more information on scoring this and other criteria refer to Document F199-01 - PS Selection Rating Rubric . ** Preconstruction Stage Compensation plus Contract Sum minus Subcontracted Work, Self-performed Work, and CM's Contingency *** Leadership in Energy & Environmental Design administered by Green Business Certification Inc.		Subtotal	

Notes:

Evaluator:

Name _____

Signature _____ Date _____